



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of Napa
C2	Address:	Water Division, 1340 Clay Street, PO Box 660, Napa, CA 94559
C3	Contact Name:	Patrick Costello
C4	Title:	Water Resources Analyst
C5	Phone Number:	707-257-9309
C6	Phone Extension:	
C7	Email:	pcostello@cityofnapa.org
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Single Agency Ordinance ▼
1b	Date of adoption OR anticipated adoption:	12/1/2015
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input checked="" type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input type="radio"/>
3a	Are you using:	a locally modified Water Efficient Landscape Ordinance (WELO) ▼
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	Yes ▼
3d	URL for your WELO	http://www.cityofnapa.org/index.php?option=com_content&view=article&id=2082&Itemid=1173
3e	List major changes from the State's MWELO	There are no substantive changes from State MWELO. Local WELO simply applies updated State MWELO criteria to City of Napa regulatory format laid out in Napa Municipal Code Section 17.52.520 and Water Efficient Landscape Guidelines document. Ordinance O2015-16 and Resolution O2015-144 were adopted by the Napa City Council to make the appropriate revisions.
3f	If specific types of projects are exempt (other than those already specified in MWELO), state what they are and the sections of the ordinance that they are exempt from.	Exempted project types match the MWELO.
3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	No ▼
3h	If yes, describe:	
4	If other agencies are implementing the ordinance, explain their role:	
5	Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.):	Projects applying for a building permit on or after December 1, 2015 were subject to the new WELO. Three residential projects that applied during the reporting period are subject to the new WELO but their final permits have not yet been issued. Each had initial plan review completed with required revisions sent back to the applicant.



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6a	Total landscape area subject to the ordinance over the reporting period:	Approximately 10,000
6b	Unit of Measure (sq. ft. or acres)	Square Feet ▼
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	-
7c	new commercial projects	-
7d	landscape retrofits	-
8	Describe the procedure for review of projects subject to the ordinance:	Planning Division alerts developer of potential WELO requirements and provides Water Efficient Landscape Guidelines. Developer applies for Building Permit and submits initial plan sets to Building Division that include Landscape Documentation Package items. Building Division routes one plan set to Water Division. Water Division staff review Landscape Documentation Package items for completeness and compliance, issuing comments where applicable. Developer submits revised plans if necessary until Water Division approval. Final Building Permit is issued. Project is constructed. Water Division staff conduct final site inspection and review Certificate of Completion and its attachments for compliance. Occupancy is approved upon inspector approval.
9a	Describe actions taken to verify compliance:	Plan review, site inspection.
9b	Is a plan check performed?	Yes ▼
9c	If so, by what entity?	
10	Describe implementation and enforcement measures:	WELO requirements communicated to developers, with documents and worksheets available online or hard copy. Final building permit not issued until plans deemed WELO-compliant. Certificate of Occupancy not issued until inspector approval.
11	Explain challenges to implementing and enforcing the ordinance:	Lack of developer awareness of WELO requirements for smaller projects such as single-family homes. Delays in landscape installation once adjacent building is constructed, developer urgency for occupancy.
12	Describe educational and other needs to properly apply the ordinance:	Landscape designer training on new WELO requirements and MAWA, ETWU worksheets. City of Napa is cosponsoring Bay-Friendly Design Training in March 2016 that will emphasize the new WELO. The state would benefit from DWR-sponsored WELO technical workshops in early 2016.
13	Additional Comments:	Answer to Question 7 reflects only the number of final permits issued for projects subject to this new WELO (zero).

Please submit reports, including a copy of your local water efficient landscape ordinance, via email to WELO@water.ca.gov by December 31, 2015. Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at (916) 651-9676.